

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Two bedrooms
- ◆ Master with fitted wardrobes
- ◆ Well appointed white bathroom
- ◆ Imposing spacious lounge
- ◆ Fitted kitchen with integrated appliances
- ◆ Breakfast area
- ◆ Rear garage
- ◆ Communal parking & gated entry
- ◆ Much improved & well presented



35 WENTWORTH COURT, 200 LICHFIELD ROAD, FOUR OAKS, B74 2UA - OFFERS AROUND £245,000

Set in a prime, central and sought after location, just a short stroll from the heart of Mere Green, where you will find an array of shops, restaurants, supermarkets and further amenities, this first floor property is additionally ideally placed for both Four Oaks railway station, together with local bus services. Much improved and well presented, this property is complemented by pvc double glazing and individually controlled thermostatic electric radiators (both where specified), furthermore the development is set off the Lichfield Road and accessed via remote controlled electric gates, thus providing peace of mind and security. Enhanced by the provision of an extended leasehold term, to fully appreciate the property on offer, its many improvements and spacious proportions, we highly recommend an internal inspection. Briefly comprising reception hallway combining a breakfast area, being set off the property's open plan fitted kitchen, which additionally offers a host of integrated appliances. The property has an imposing, spacious lounge with inner hallway accessing two bedrooms, the master having fitted wardrobes, furthermore there is a well appointed white bathroom. Externally you will find a lawned garden, communal parking area, together with the property's single car garage, which has internal power points and lighting.

Set back from the roadway behind a electric, remoted controlled gated entrance, having side intercom/gate release system, the driveway opens to a large communal parking area, where the garages are also located. A pvc double glazed doorway has a further intercom/door release system and opens to:

COMMUNAL ENTRANCE HALL: Stairs off to first floor landing where there are pvc double glazed windows to three elevations, access is gained to the property via a part glazed front door opening to:

ENTRANCE HALL/BREAKFAST AREA: Storage/cloaks cupboard, thermostatic radiator, two space breakfast bar.

SPACIOUS IMPOSING LOUNGE: 18' x 13'10" Wide pvc double glazed window to front, feature electric, log effect fire set into a complementary fire surround, two thermostatic radiators.

FITTED KITCHEN: 8'4" x 8'4" Pvc double glazed window to rear, single drainer sink unit set into rolled edge work surfaces having tiled splash backs, there is a range of complementary contemporary fitted units to both base and wall level including drawers, integrated fridge/freezer and dishwasher, space for washing machine, integrated stainless steel oven in turn having hob above, with stainless steel extractor canopy over, wood laminate flooring.

INNER HALLWAY: Storage cupboard.

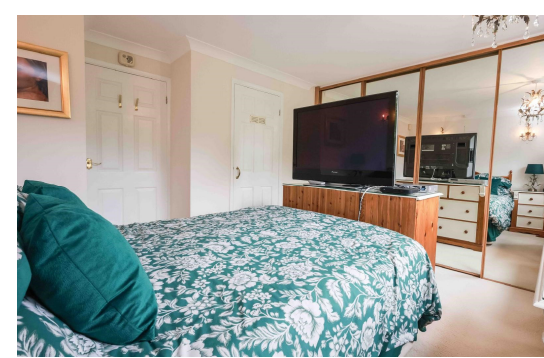
BEDROOM ONE: 13'6" max / 11'6" min x 10'6" Wide pvc double glazed window to front, thermostatic radiator, two double fitted wardrobes to full width, further built-in wardrobe/storage cupboard.

BEDROOM TWO: 14'3" x 8' Pvc double glazed window to rear, thermostatic radiator, built-in storage cupboard/wardrobe.

BATHROOM: Pvc double glazed window to rear, matching white suite comprising 'P'-shaped bath having glazed shower screen and fitted shower, his 'n' hers vanity wash hand basins with base units beneath and fitted storage unit above with mirrored doors, low flushing wc, chrome ladder style radiator, tiled splash backs and floor.

GARAGE: Set to the rear having and up and over door and internal light and power points. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Lawned garden area enclosed by mature shrubs and bushes.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property Leasehold having the benefit of a substantial extended leasehold term until 25/12/2959 (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

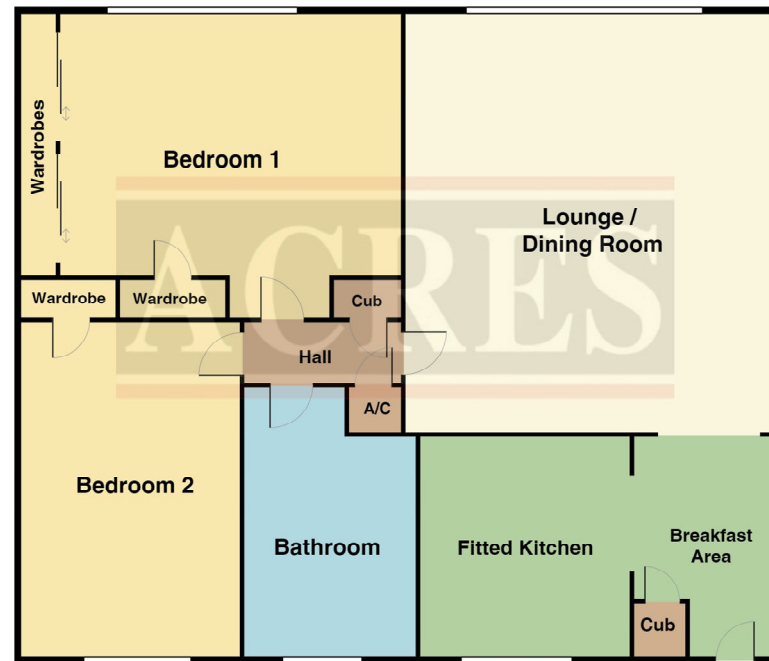
COUNCIL TAX BAND: B

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Wentworth Court, Lichfield Road, Four Oaks



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.